

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



69 GROSVENOR STREET, DENTON, M34 3GA

£140,000 (Offers Over)



Sleigh and Son Property Sales are pleased to bring to the open market this two bedroom mid terraced property, ideally positioned in the heart of central Denton and offered with No Vendor Chain. Conveniently located close to local amenities, well regarded schools, public transport links and major motorway networks, the property requires a degree of updating, making it an ideal purchase for anyone wishing to tailor a home to their own taste and preferences.

With strong levels of interest anticipated, an early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises a lounge with a feature fireplace, a fitted kitchen and dining area with uPVC double glazed patio doors opening onto the rear garden. To the first floor are two well proportioned bedrooms, including a generously sized master bedroom, along with a family bathroom. Externally, the rear garden is mainly paved for easy maintenance and benefits from gated access to a communal rear alleyway.

Council Tax Band A

Tenure: Freehold subject to a perpetual yearly rentcharge of £5

Traditionally brick-built property with tiled roof. Mains: Gas, Electric, water (unmetered), sewerage, Wi-Fi.

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE VESTIBULE LOUNGE	Composite door to entrance vestibule. Coving to ceiling. Door to lounge. Central fitted gas feature fire with marble back plate and hearth and wooden surround. Coving to ceiling. Radiator. uPVC double glazed window to front aspect. Door to inner hallway. Ceiling light point, power points, TV point.
INNER HALLWAY	Door to kitchen/dining area. Access to stairs and landing.
KITCHEN/DINING AREA	Fitted with a range of wall and base units and drawers. Stainless steel sink and drainer unit with central mixer tap. Space for oven. Overhead built in extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler. Radiator. Part tiled walls. uPVC double glazed window to rear aspect, uPVC double glazed door and uPVC double glazed window to rear garden. Ceiling light point, power points.
LANDING	Access to bedrooms and bathroom. Access to loft. Ceiling light point.
BEDROOM ONE	Double bedroom. Coving to ceiling. Radiator. uPVC double glazed window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	Door to inset wardrobes with shelving. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV points.
BATHROOM	Three piece suite comprising bath with side panel and overhead wall mounted shower. Sink wash basin on vanity unit and low level w/c with inset flush. Fully tiled walls and tiled floor. Radiator. uPVC double glazed obscure glass window to rear aspect. Ceiling light point.
EXTERIOR REAR	The rear of the property is mainly paved. Trees and mature shrubs. Outside tap. Secure fencing. Gate to communal alleyway.





